

**CITY OF MEDINA**  
**PLANNING COMMISSION MEETING**

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February 1, 2005  
7:00 p.m.

*Medina City Hall  
501 Evergreen Point Road*

**CALL TO ORDER**

February 1, 2005, Planning Commission meeting called to order by Chair Lostrom, 7:09 p.m.

**ROLL CALL**

Present: Chair Mark Lostrom, Vice Chair Mark Nelson  
Commissioners: Robert Brog, Holly Greenspoon,  
Bret Jordan, Jim Lawrence

Absent & Excused: Debra Ricci

Staff Present: Joseph Gellings, Director of Development Services; Tim Tobin, City Engineering Consultant; Rachel Baker, Administrative Assistant

**MINUTES**

MOTION JORDAN, SECOND LAWRENCE TO APPROVE MINUTES FROM JANUARY 4, 2005 PLANNING COMMISSION MEETING, MOTION PASSED UNANIMOUSLY, 7:10 P.M.
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**NEW BUSINESS**

Elect 2005 Chair and Vice Chair (7:10 p.m.)

JORDAN NOMINATED, LAWRENCE SECONDED TO ELECT LOSTROM AS 2005 PLANNING COMMISSION CHAIR, PASSED, 7:11 P.M.
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LAWRENCE NOMINATED, JORDAN SECONDED TO ELECT NELSON AS 2005 PLANNING COMMISSION VICE-CHAIR, PASSED 7:12 P.M.
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**PUBLIC HEARING**

Construction Mitigation Plan (CMP), Level 2

804 – 86<sup>th</sup> Avenue Northeast

Lostrom opened Public Hearing, 7:13 p.m.

Tobin read Staff Report dated January 24, 2005, and recommended plan approval, with the following condition:

- Early start time for work on Saturdays shall be no earlier than 8:00 a.m.

David Broder, Contractor  
Schultz Miller, 822 John Street, Seattle

Broder stated a proper construction entrance would be prepared for truck entrance. He further conveyed some foundation from the existing house will remain and there would not be a lot of site excavation. Broder commented Saturday work would be rare, and would primarily be interior finish work.

MOTION JORDAN, SECOND LAWRENCE TO APPROVE LEVEL TWO, CONSTRUCTION MITIGATION PLAN, C-0637, WITH THE FOLLOWING CONDITIONS:

- SOUND WALL:
  - CONTRACTOR MUST CONSTRUCT SOUND WALL PROTECTING NEIGHBORING PROPERTY NORTHEAST OF PROJECT, IF REQUESTED BY PROPERTY OWNER
  - FENCING SHALL BE 100 LINEAR FEET OR LESS, IF DESIRED BY NEIGHBOR, AND CENTERED ON PROPERTY AT DIRECTION OF CITY ENGINEERING CONSULTANT
  - CONTRACTOR MUST INSTALL SOUND WALL WITHIN 10 WORKING DAYS OF REQUEST
- SATURDAY START TIME NO EARLIER THAN 8:00 A.M.

MOTION PASSED UNANIMOUSLY, 7:47 P.M.

Lostrom closed Public Hearing, 7:47 p.m.

## **DISCUSSION**

### Site Plan Review (7:51 p.m.)

Commissioners reviewed six recommendations presented in packet and suggested the following changes:

- #1- No changes
- #2- Add “visible building bulk from the neighbors perspective” (7:58 p.m.)
- #3- Add “best interest of the neighborhood in general” (8:02 p.m.)
- #4- Remove (8:32 p.m.)
- #5- No changes
- #6- No changes

- Add 60% trigger (8:32 p.m.)
- Add “reconstruct” into 2A of ordinance (8:33 p.m.)
- Use “building” instead of “structure” in 2A (8:33 p.m.)

MOTION JORDAN, SECOND NELSON, TO MODIFY DRAFT ORDINANCE WITH REVISIONS, PASSED UNANIMOUSLY, 8:41 P.M.
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#### Survey Topics (8:41 p.m.)

In addition to Gellings’s suggestions, commissioners recommended adding the following:

- Brog suggested determining level of community interest for utility undergrounding and if residents would be willing to share in the costs.
- Lawrence indicated he would like to hear citizen feedback regarding maximum house size restrictions.
- Nelson commented he would like to receive community feedback regarding likes/dislikes of current land use code.
- Lostrom stated he would like to hear from residents whether the building and/or development process is fair and reasonable. Jordan suggested including staff performance ratings.

#### **ADJOURNMENT**

MOTION JORDAN, SECOND NELSON TO ADJOURN FEBRUARY 1, 2005, PLANNING COMMISSION MEETING, MOTION PASSED UNANIMOUSLY 8:56 P.M.
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February 1, 2005, Planning Commission meeting adjourned, 8:56 p.m.

The next Planning Commission meeting is scheduled for Tuesday,  
March 1, 2005, 7:00 p.m.

Minutes taken by:

Rachel Baker  
Administrative Assistant